

**PROJECT DATA** (C9A ZONE)

AREA CALCULATION	PERMITTED	PROPOSED	C9 ZONE COMPLIANCE
BUILDING HEIGHT (STORIES)	6	6	<span style="background-color: green; color: white;">COMPLIANT</span>
TOTAL PROPOSED UNITS		52 UNITS	<span style="background-color: green; color: white;">COMPLIANT</span>
SITE		2539 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
TOTAL BUILT UP AREA		3134 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
F.A.R.	1.5	1.234	<span style="background-color: green; color: white;">COMPLIANT</span>
GROSS SITE AREA		2539 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
INDOOR AMENITY		184.2 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
OUTDOOR AMENITY		95 sq m	<span style="background-color: green; color: white;">COMPLIANT</span>
<b>SETBACKS</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
MINIMUM SETBACK PROVIDED			
NORTH (SIDE)	9'10 1/8" (3.0 m)	9'10 1/8" (3.0 m)	<span style="background-color: green; color: white;">COMPLIANT</span>
SOUTH (SIDE)	14'9 1/8" (4.5 m)	14'9 1/8" (4.5 m)	<span style="background-color: green; color: white;">COMPLIANT</span>
WEST (FRONT)	19'8 1/4" (6.0 m)	19'8 1/4" (6.0 m)	<span style="background-color: green; color: white;">COMPLIANT</span>
EAST (REAR)	(16.3m SPEA Setback)	53'5 3/4" (16.3m)	<span style="background-color: green; color: white;">COMPLIANT</span>
<b>PARKING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>	
BACHELOR UNITS (1 SPOT/UNIT)	24	23	
1-BEDROOM UNITS (1.25 SPOTS/UNIT)	20	19	
2-BEDROOM UNITS (1.5 SPOTS/UNIT)	18	11	
COMMERCIAL SPACE (2 spots/100m2)	1	1	
LOADING SPACE	1	1	
CAFE (1 SPOT/35 SQM)	1.5	1	
<b>TOTAL NUMBER OF PARKING SPOTS</b>	65.5	56 (Variance Requested)	<span style="background-color: red; color: white;">VARIANCE</span>

**PARKING REPORT**

	Num Spaces	Space Length	Space Width
REGULAR CAR	41	19'8 1/4" (6m)	2500'0"
SMALL CAR (40%)	13	16'4 7/8" (5m)	2500'0"
ACCESSIBLE SPACE (2%)	2		
LOADING SPACE	1		
BIKE PARKING	8		
<b>TOTAL</b>	<b>56</b>		

**NET FLOOR AREA CALCULATION (EXCLUDING PARKING)**

LEVEL	AREA
MAIN FLOOR LEVEL	205 sq m
SECOND FLOOR LEVEL	45.4 sq m
THIRD FLOOR LEVEL	781.6 sq m
FOURTH FLOOR LEVEL	775 sq m
FIFTH FLOOR LEVEL	663.5 sq m
SIXTH FLOOR LEVEL	663.5 sq m
<b>TOTAL</b>	<b>3134 sq m</b>

**UNIT AREA CALCULATION**

	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	PROPOSED UNIT AREA	TOTAL AREA
PROPOSED UNITS	Units					
Bachelor Unit A	16	4	4	4	30 sq m	480 sq m
Bachelor Unit B	8	2	2	2	31 sq m	248 sq m
1-Bedroom Unit	16	8			45 sq m	720 sq m
2-Bedroom Unit A	4	1	1	1	44 sq m	176 sq m
2-Bedroom Unit B	8		4	4	58 sq m	464 sq m
<b>TOTAL</b>	<b>52</b>	<b>15</b>	<b>15</b>	<b>11</b>		<b>2088 sq m</b>

1 EXPLODED ISOMETRIC VIEW  
Scale: 1/16" = 1'-0"

PRELIMINARY  
CONCEPT PLAN



**ARCHITECTURE PANEL INC.**  
ARCHITECTURE | LANDSCAPE ARCHITECTURE | URBAN DESIGN  
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Project  
**PROPOSED HOTEL**  
Owner  
**1449778 BC Ltd**  
Sheet Title  
**PROJECT DATA**

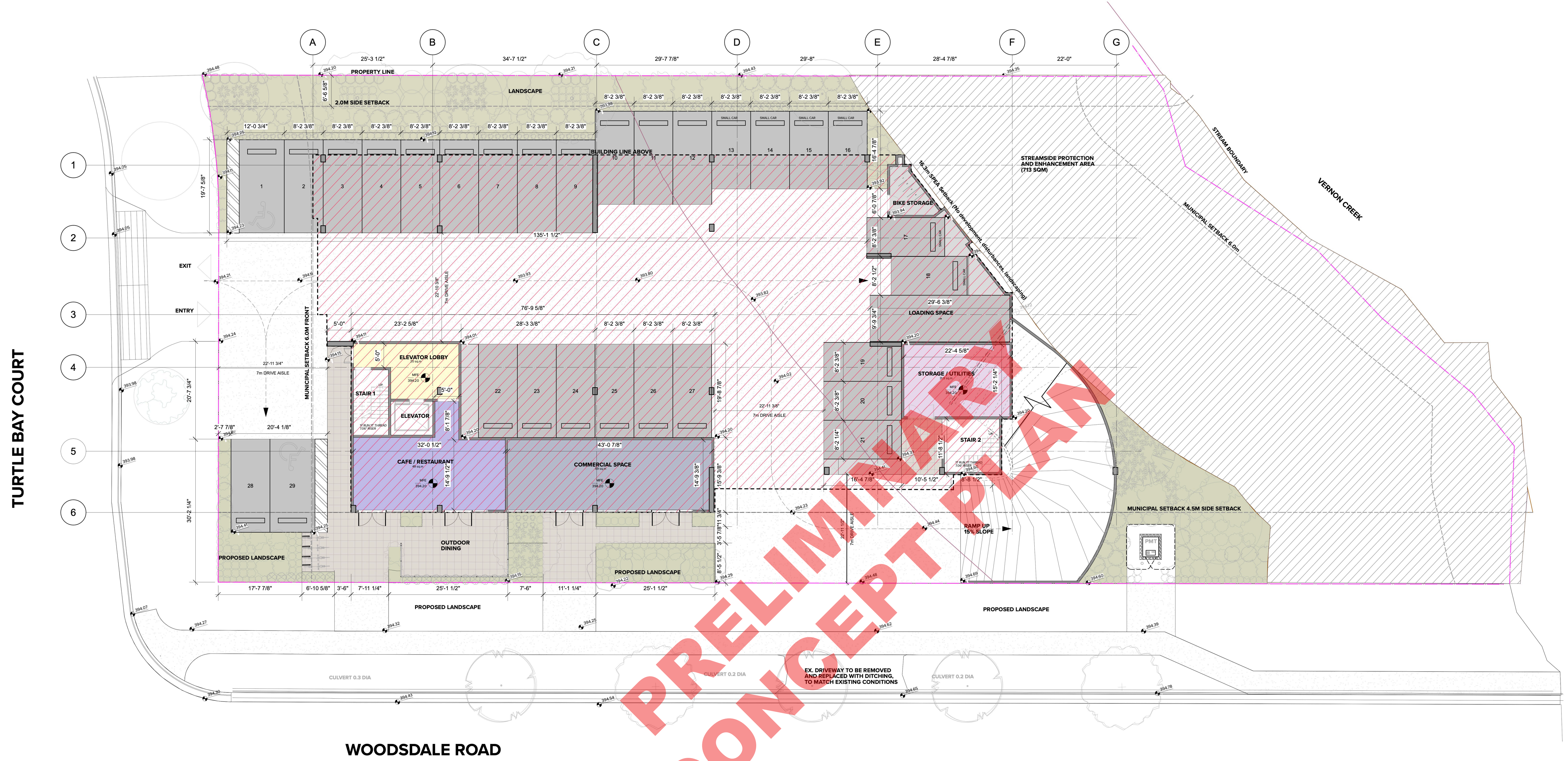
Sheet No. <b>A1.01</b>	Total Sheets <b>23</b>	Contractors	Consultants <b>Architecture Panel Inc.</b>
Drawn By <b>MP</b>	Checked By <b>RD</b>	AHJ <b>DISTRICT OF LAKE COUNTRY</b>	Documents <b>DP APPLICATION</b>
Reviewed By <b>RD</b>	Status <b>DP APPLICATION</b>		

No	Date	Issue Notes
A	2024-08-19	Zoning Amendment

Scale

N





TURTLE BAY COURT

WOODSDALE ROAD

1 SITE PLAN  
Scale: 3/32" = 1'-0"



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Project  
**PROPOSED HOTEL**  
Owner  
**1449778 BC Ltd**  
Sheet Title  
**SITE PLAN-MAINFLOOR**

Sheet No. <b>A2.01</b>	Total Sheets <b>23</b>	Contractors	Consultants <b>Architecture Panel Inc.</b>
Drawn By <b>MP</b>	Checked By <b>RD</b>	AHJ <b>DISTRICT OF LAKE COUNTRY</b>	Documents <b>DP APPLICATION</b>
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